



Fakeswell Lane, Lower Stondon, Henlow, Bedfordshire. SG16 6JY

| Satchells





## 2 Bedroom Terraced House

### Guide Price £300,000 Freehold

Offering charm and character this extended farm cottage dating back to the 1830's is located on a private lane adjacent to a park.

Internally the accommodation comprises entrance hall, a spacious living room with feature exposed brick wall, ceiling beams and log burner, a separate dining room with part vaulted ceiling, refitted kitchen and refitted bathroom with 'Victorian' style claw foot bath to the ground floor, whilst upstairs are two bedrooms. Externally there is off road parking for two cars to the front, and attractive rear garden and a detached garage located at the bottom of the lane.

- Quaint character cottage
- Living room with log burner
- Dining room with vaulted ceiling
- Refitted kitchen
- Refitted bathroom
- Two bedrooms
- Attractive rear garden
- Off road parking for two cars
- Garage
- EPC rating D. Council tax band B

**Ground Floor****Front Door:**

Composite double glazed front door.

**Entrance Hall:**

Laminate flooring.

**Living Room:**

Abt. 17' 8" x 11' 1" (5.38m x 3.38m) A welcoming living room with feature exposed brick wall and feature beams. Brick hearth with mounted wood burner. Stairs to first floor. Television point. Column radiator. Inset ceiling lights. Window to rear.

**Dining Room:**

Abt. 16' 5" x 8' 10" (5.00m x 2.69m) A super second reception room with part vaulted ceiling and two Velux windows. Double glazed French doors lead to the rear garden. Double glazed window to rear. Inset ceiling lights. Column radiator.

**Kitchen:**

Abt. 8' 9" x 8' 0" (2.67m x 2.44m) A refitted kitchen comprising a good range of eye and base level units with ample solid wood worktops. Inset ceramic single drainer sink unit. Electric cooker point. Extractor hood. Plumbing for automatic washing machine. Space for fridge freezer. Part tiled walls. Double glazed window to front. Column radiator. Laminate flooring.

**Bathroom:**

A refitted white suite comprising a Victorian style claw foot bath with mixer tap, shower over and glass screen. Vanity unit with inset wash hand basin and low level WC. Part tiled walls. Shaver point. Heated towel radiator. Double glazed window to front. Extractor fan. Inset ceiling lights. Laminate flooring.

**First Floor****Landing:**

Doors to bedrooms.

**Bedroom One:**

Abt. 11' 2" x 8' 11" (3.40m x 2.72m) Dual aspect double glazed windows to front and rear. Radiator. Exposed floorboards.



**Bedroom Two:**

Abt. 8' 4" x 8' 2" (2.54m x 2.49m) Double glazed window to rear. Radiator. Loft access. Recess housing wall mounted gas boiler. Overstairs cupboard. Exposed floorboards.

**Outside****Front:**

Path to front door. Off road parking for two cars.

**Rear Garden:**

Paved patio area leading to an established lawn with well stocked borders. Gated rear access.

**Garage:**

A detached pre cast garage with wooden doors. The current owners have utilised this as a home gymnasium.

**Additional Information****Agents Note:**

Draft particulars yet to be approved by vendor and maybe subject to change.

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



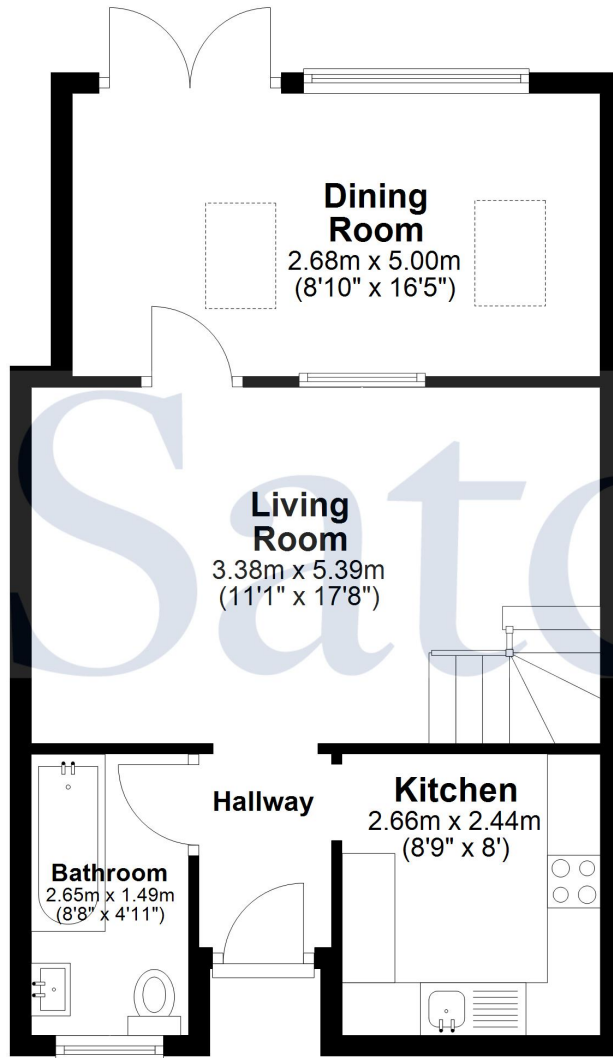




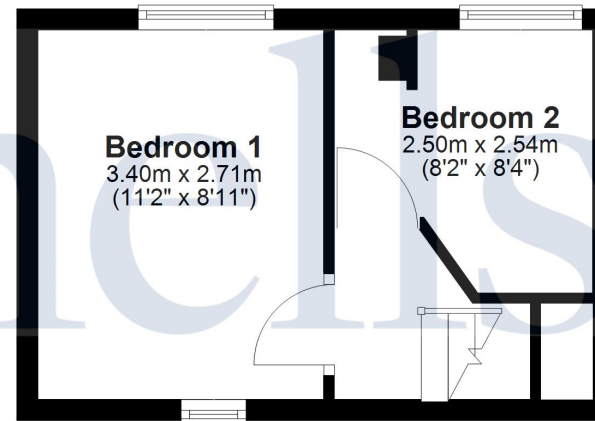
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## Ground Floor



## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.